



NEWPORT BEACH

City Council Staff Report

January 23, 2024
Agenda Item No. 6

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: David A. Webb, Public Works Director - 949-644-3311,
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TITLE: Bonita Creek Community Center Improvements – Award of Contract
No. 9333-1 (23F02)

ABSTRACT:

The City of Newport Beach received construction bids for the Bonita Creek Community Center Improvement project and staff is seeking City Council approval to award the construction contract to R Dependable Construction Inc. of San Bernardino. The project includes concrete work, IT installations, adding automatic locks to the restroom doors, replacing floor and ceiling tiles, painting, upgrading to new light emitting diodes (LED) light fixtures and controls, and replacing the existing built-up roof and fascias.

RECOMMENDATIONS:

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(d), Class 1 (restoration or rehabilitation of deteriorated facilities involving negligible or no expansion of existing use) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;
- b) Approve the project plans and specifications;
- c) Award Contract No. 9333-1 to R Dependable Construction Inc. for the total bid price of \$489,860 for the FY 2023-2024 Bonita Creek Community Center Improvements, and authorize the Mayor and City Clerk to execute the contract; and
- d) Establish a contingency of \$75,000 (approximately 15% of total bid) to cover the cost of unforeseen work not included in the original contract.

DISCUSSION:

As part of the annual Facilities Maintenance Master Plan (FMMP) program, staff identified the Bonita Creek Community Center, located in Bonita Creek Park, as needing repairs. This facility is 35 years old and is deteriorating due to age.

This project will include concrete work, IT installations, adding automatic locks to the restroom doors, replacing floor and ceiling tiles, painting, upgrading to new LED light fixtures and controls, and replacing the existing built-up roof and fascias.

At 2 p.m. on November 15, 2023, the City Clerk opened and read the following bids for this project:

	<u>BIDDER</u>	<u>TOTAL BID AMOUNT</u>
Low	R Dependable Construction Inc.	\$489,860.00
2nd	U.S. Builders & Consultants Inc.	\$497,368.00
3rd	Construction Masters	\$504,685.00
4th	iBuild Spectrum	\$520,000.00
5th	Wakeco Inc.	\$538,100.00
6th	DHI Construction Inc.	\$548,500.00
7th	Elegant Construction Inc.	\$585,000.00
8th	SNZ Contractors Inc.	\$586,000.00
9th	Cook Development Group Inc.	\$599,000.00
10th	M.S. Construction MGMNT. Group	\$618,000.00
11th	Armstrong Cal Builders Inc.	\$636,200.00
12th	BBS Construction Inc	\$655,000.00
13th	Caltec Corp	\$660,000.00
14th	Corner Keystone Construction Corp.	\$747,778.88
15th	TJ Construction & Remodeling Inc.	\$799,711.00
16th	Klassic Engineering & Construction Inc.	\$804,850.00

The City of Newport Beach received 16 bids for this project. The low bidder, R Dependable Construction Inc., submitted a bid that is 22% lower than the engineer’s estimate of \$629,000. The estimate was based on recently priced bids for similar work. A pre-bid job walk was held at Bonita Creek Community Center to familiarize the contractors with the scope of work.

R Dependable Construction Inc. possesses the appropriate California State Contractor’s License for the work. Reference checks conducted by staff indicate that R Dependable, Inc. has satisfactorily completed similar projects for other local agencies and school districts.

Pursuant to the contract specifications, the contractor will have 75 consecutive working days to complete the work. Work is scheduled to start in spring 2024.

The project plans and specifications will be available for review at the January 23, 2024 City Council meeting or upon request.

FISCAL IMPACT:

The adopted budget includes sufficient funding for this contract. It will be expensed to the Facilities Maintenance Master Plan (General Funds) accounts in the Public Works Department, 57101-23F02.

The following funds will be expended:

<u>Account Description</u>	<u>Account Number</u>		<u>Amount</u>
Facilities Maintenance Master Plan	57101-980000-23F02	\$	565,860
	Total:	\$	565,860

Proposed fund uses are as follows:

<u>Vendor</u>	<u>Purpose</u>		<u>Amount</u>
R Dependable Construction Inc.	Construction Contract	\$	489,860
R Dependable Construction Inc.	Construction Contingency	\$	75,000
Various	Printing & Incidentals	\$	1,000
	Total:	\$	565,860

Staff recommends including \$75,000 (approximately 15% of total bid) for contingency purposes and unforeseen conditions associated with construction.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(d), Class 1 (restoration or rehabilitation of deteriorated facilities involving negligible or no expansion of existing use) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because this project has no potential to have a significant effect on the environment.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENT:

Attachment A – Location Map